

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 14, 1966

Appeal No. 9045 Timber Engineering Corporation, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on December 14, 1966.

EFFECTIVE DATE OF ORDER -- May 10, 1967

ORDERED:

That the appeal for permission to occupy third and fourth floors of building located at 1619 Massachusetts Avenue, NW. for non-profit organization, lot 850, square 181, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an SP District.
- (2) Timber Engineering Corporation propose to lease space to Governmental Affairs Institute. We find that this Institute is a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its Certificate of Incorporation (Exhibit No. 10), a copy of its By-Laws, and a letter from the U.S. Treasury Department, Commissioner of Internal Revenue, dated June 21, 1951, which granted federal income tax exemption to the organization.
- (3) In Appeals No. 5827, 5828, 5829 the Board of Zoning Adjustment granted permission for the erection of the subject office building as a Special Purpose office building.
- (4) The Governmental Affairs Institute proposes to occupy the entire third and fourth floors of the building.
- (5) The proposed special purpose office use will be in harmony with the existing uses of neighboring and adjoining properties.

(6) The proposed office use will be located in its entirety within the subject building and no part thereof will be visible from the neighboring property.

(7) No objection to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that permission for the proposed occupancy is in keeping with the letter, intent, and purpose of Section 41 of the Zoning Regulations.

We are further of the opinion that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of neighboring property.

The Board retains jurisdiction over the use of space in the subject building by non-profit organizations.

This Order does not limit the floor area or location of the approved organization within the building.